

**U.S. HIGHWAY 27 & STEVES ROAD
CLERMONT CROSSINGS
LAKE COUNTY, FLORIDA**

SIZE: 6 outparcels ranging from 0.97 acres to 1.58 acres

PRICE: Ground Leases Available
Parcel 1: 1.58 acres AVAILABLE - \$125,000 annually
Parcels 2 & 3: Aldi
Parcel 4: Under Contract
Parcel 5: IHOP
Parcel 6: 0.97 acres AVAILABLE - \$75,000 annually

LOCATION: Located at the Clermont Crossings development on the east side of US Highway 27 and the south side of Steves Road in Clermont, FL

ZONING: PUD

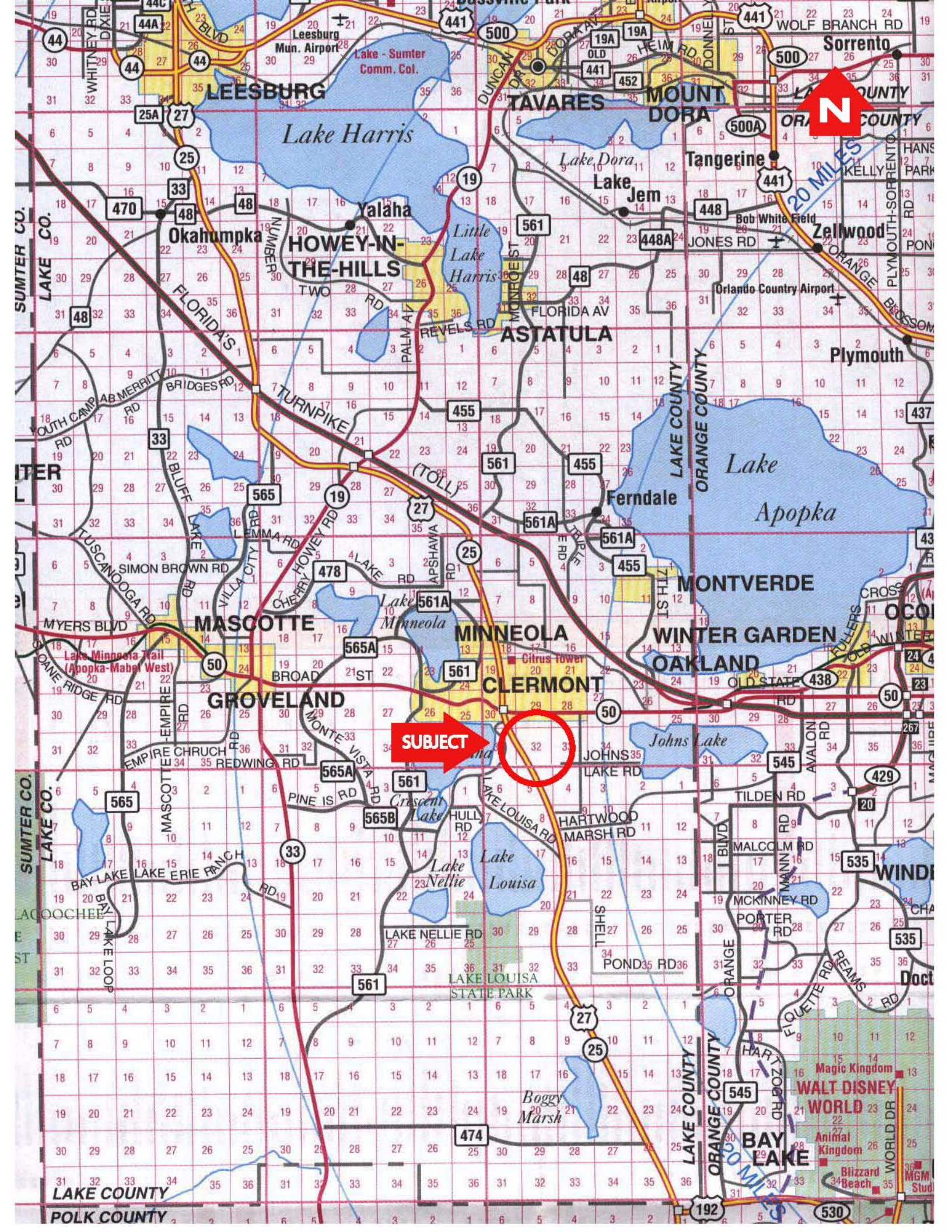
ROAD FRONTAGE: U.S. Highway 27 and Steves Road. See attached Site Plan.

UTILITIES: At Site

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

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SUBJECT

20 MILES

LEESBURG

TAVARES

MOUNT DORA

Sorrento

Lake Harris

Lake Dora

Tangerine

Okahumpka

HOWEY-IN-THE-HILLS

Yalaha

ASTATULA

Plymouth

Lake Apopka

MASCOTTE

MINNEOLA

MONTVERDE

WINTER GARDEN

OAKLAND

GROVELAND

CLERMONT

Johns Lake

SUBJECT

JOHNS LAKE RD

561

TILDEN RD

561

MALCOLM RD

561

MCKINNEY RD

561

PORTER RD

561

REAMS RD

561

FIOQUETTE RD

561

HART ZOG RD

561

WALT DISNEY WORLD

561

Animal Kingdom

561

Blizzard Beach

561

MGM Stud

561

LAKE COUNTY
POLK COUNTY

LAKE COUNTY
ORANGE COUNTY
20 MILES

20 MILES
WALT DISNEY WORLD
Animal Kingdom
Blizzard Beach
MGM Stud

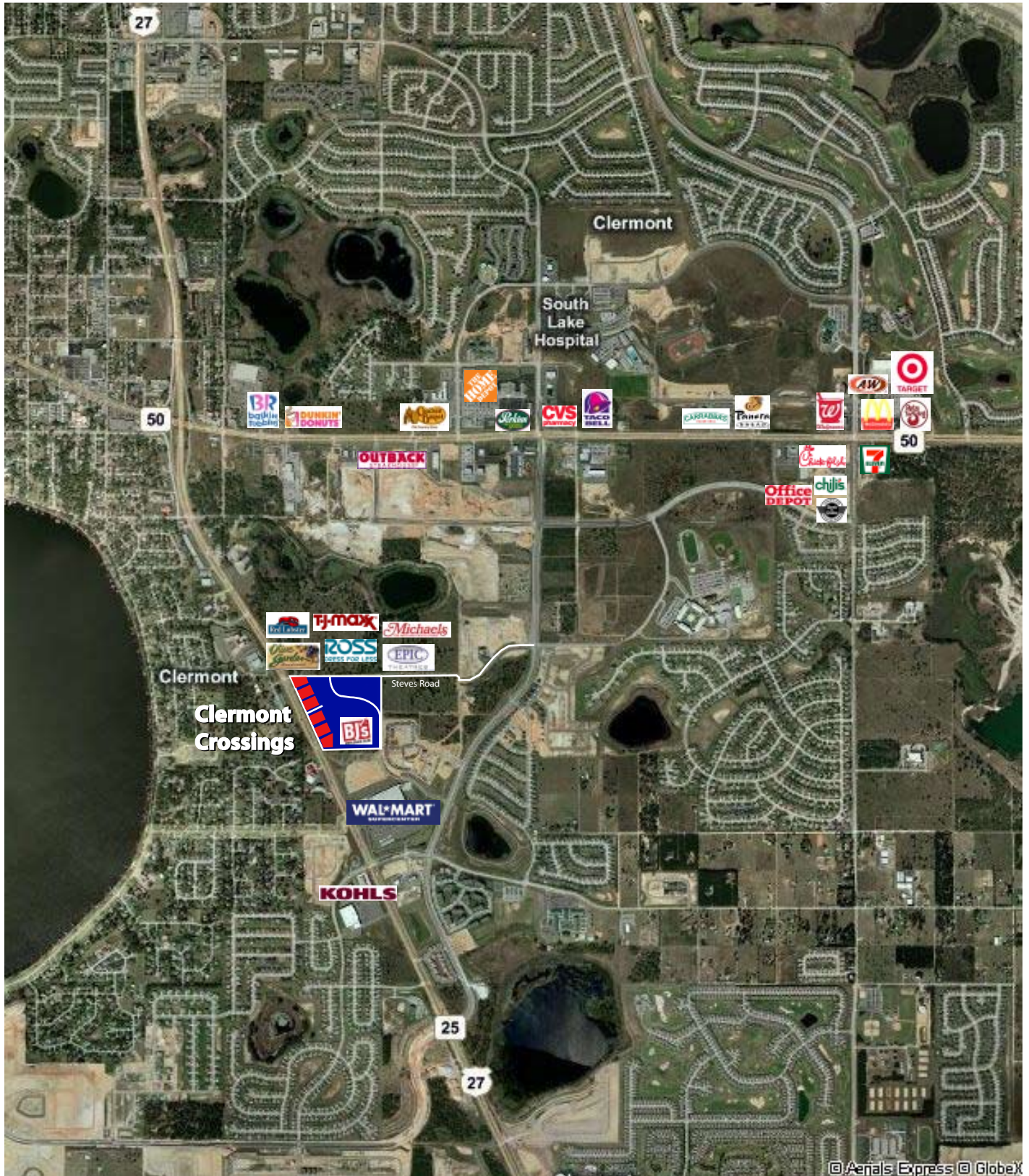
Regional Map

Clermont Crossings, Lake County, FL

AVAILABLE: 6 commercial outparcels



Maury L. Carter & Associates, Inc.
SM
Licensed Real Estate Broker



Site Plan

Clermont Crossings, Lake County, FL

AVAILABLE: 6 commercial outparcels



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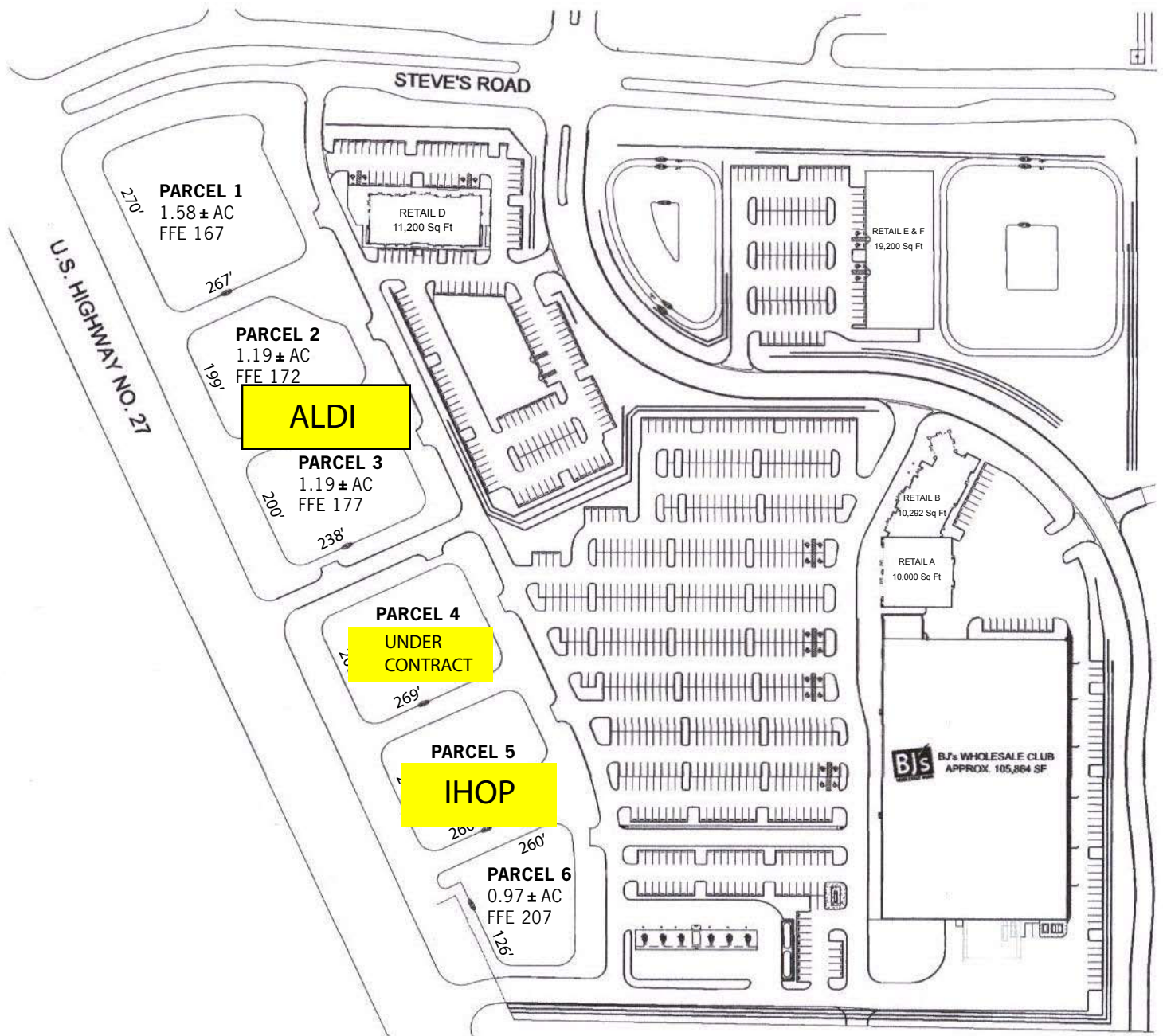
Sample of some of the retailers in the area:

Publix
Sweet Bay
Super Target
Walmart Super Center

Kohl's
Belk
Office Depot
Home Depot

Lowe's
Perkins
Panera Bread
Ruby Tuesday

Bob Evans
Outback
Cracker Barrel
Carrabas





KOHL'S

JOHN'S LAKE ROAD

WAL-MART
SUPERCENTER

CTRUSTOWER BLVD

US HWY 27

Lot 6

IHOP

U.C.

CROSS RIDGE ROAD

BJS
WHOLESALE CLUB

ALDI

RESTAURANT

EPIC
THEATRES

STEVES ROAD

Lot 1

ROSS
DRESS FOR LESS

Red Lobster

Olive Garden

